

REAL ESTATE AND BUSINESS ACTIVITY

BUSINESS RADIATING; BENCH PROPERTY LEADS

Better Weather Brings Industrial and Commercial Activity and With it Prosperity to Ogden Interests—
Business Outlook.

The arrival of spring and the improvement of the weather the last few days is causing work to open up in all departments in Ogden. The railroads are putting to work a great many men in making extensive improvements in the yards and the erection of the necessary buildings and shops to operate their business in Ogden. The railroad traffic of this city is increasing by leaps and bounds and it becomes more apparent each day that larger facilities will be required to successfully handle the business.

The farmers and horticulturists are busy getting ready for a record year in their departments, as the usual amount of snow in the mountain assures a banner year to the farmer and the fruit grower.

The building outlook for Ogden is the brightest it has ever been. There are more expensive dwellings in course of construction or plans are being drawn for this year than for any like period in the history of the city. The residences of Ogden, from this time on, will be of a much better class.

Within the last few weeks, two and three thousand dollars has been paid for a building site for homes to be erected, by several of Ogden's leading citizens. The bench is becoming more popular all the while as a place for elegant homes and property in that vicinity is increasing very rapidly in value. Much of it has doubled in value in the last twelve months and will continue to increase in value during the next few years.

Several large deals have been consummated during the last ten days. One of the largest that has been made

for several years was closed by J. J. Brummitt the last few days, in which he acquired something over a hundred acres, on the bench, which includes some of the most desirable residence property in the city, being located on 23rd, 24th, Capitol Avenue, 25th and 26th streets.

Mr. Brummitt has been acquiring extensive holdings on the bench for the last few years and this last purchase makes him the largest individual real estate owner in the city. He is very optimistic about the future of Ogden and thinks that anyone who purchases property in Ogden at the present time will make a very handsome profit on the investment. Much of the property on the bench has increased from fifty to one hundred per cent per annum during the last three years and he predicts it will continue to increase in value the next few years to come.

It is becoming generally known that money invested in Ogden is more safe and will produce a better return on the investment than money invested in almost any other line or location and many people who have invested heretofore in rubber stock or banana plantations are realizing that they have lost the money so invested comparatively, while others have been buying Ogden real estate and have grown rich.

Mr. Brummitt expects to erect fifty homes this year and at present has ten or fifteen under course of construction in various parts of the city. He says there never was so great a demand for real estate in Ogden as at present and he predicts this will be a banner year for the real estate business.

feasible and valuable improvement has been made in the changing of the aisles, which formerly ran east and west, and now run north and south. Through the new arrangement the lighting is improved nearly 50 per cent and the system has the added advantage of providing more room for the shoppers and making it possible for the floorwalker or floor manager to stand at a point in the center of the floor and observe every department on the floor. On this floor also is the pattern department, where a salesperson is employed to look after the wants of patrons in the pattern line exclusively. Members of the firm say that this is the only thing of the kind in the state.

The second floor has not been overworked in the general scheme of improvement. On this floor are displayed women's and misses ready to wear garments of all kinds. That the firm has made greater preparations for the spring and summer trade this year than ever before is the statement of the members of the firm, and this is borne out by the announcement that at one time this season six representatives of the Wright store were in New York city at the same time purchasing spring and summer goods.

SAYS NOTHING BEATS OGDEN

W. B. Wendell Says Future Holds Greater Prospects Than Ever.

"We certainly have made no mistake in our previous statements if the past week goes for anything," says W. B. Wendell. "Just look over the transfer records. New business? Well I should say so, lots of it that means of course in comparison to the past, but you can't escape the sign of the times; it's in the air. We are coming into our own. Ogden real estate can double and then some and it will still be cheap. What's most gratifying is the fact that the people of Ogden are already beginning to wake up to the fact that Ogden is one of the best towns in the west. We are adding to our population daily and so long as we can do that we are sure to grow. Did you say fruit? Well I should say. We can beat them all, rain or sunshine. In Colorado they would get \$2,000 per acre for what we sell for \$200 per acre. O, we are going to wake up soon. Just keep on your present line of information to the public and they will wake up to time's opportunities."

On the street floor the most no-

Garrison, Foster & Garrison

REAL ESTATE, LOANS AND INSURANCE.

2411 WASHINGTON.

Some Lot Bargains.

3 lots on 25th street, side alk and curbing taxes paid, \$650.
3 lots on Harrison, near 25th street, sidewalk paid, \$450.
88 feet on 23rd, sewer paid, \$1,250.
50 feet, Endion Ave., near 24th street, \$450.
50 feet on South Washington, \$400.
15 city lots, 3 blocks from car line, south front, with alley in rear, will make a fine place for chickens \$750.
21 lots on Oak street, per lot, \$75.
178 feet frontage on 22nd street, sidewalk paid, \$750.
These are only a few of our many bargains in vacant property.

For Lease.
5 1/2 acres 1/2 mile from city limits. Good dwelling and chicken house. \$150 per year payable in advance.

Stallion Houses.
We have several places that can be had on small payment down, balance payable.

For Rent.
6 room house, close in, .. \$17.50.
6 room house, furnished, .. \$30.00.

Garrison, Foster & Garrison

Western Land and Investment Company

A. A. Wenger, Pres.

We have some snaps in real estate in the city. Fruit farms; also choice farm and fruit lands under the Carey Act.

Figure with us before you place your insurance.

Money to loan at 8 per cent.

Notary in the office.
415-416 ECCLES BLDG.



J. J. BRUMMITT

Phone 771. 2374 Washington Ave.

HOME ON 25TH STREET.

One of the best residences on Twenty-fifth street—a modern eight room house, hot and cold water connections throughout, stationary fixtures of all kinds, elegant and massive electric light fixtures, plenty of basement cellar and attic room; lot 65x132 feet to alley, an abundance of shade, fruit and ornamental trees, beautiful lawn and shrubbery, cement sidewalk laid through the grounds. This property is in good condition, having been well cared for. It is offered at the ridiculously low price of Four Thousand Five Hundred Dollars out on time. If you want something elegant for half its value, on one of the best streets in the city, you should let me show you through this property.

CAPITOL BLOCK.

I have a few lots in Capitol Block left 50x137 feet to an 19-foot alley. These lots have a phenomenal sale, have only been on the market a short time. The most of them are sold. Until April 1st 1910, I will sell them at \$500 per lot on easy terms; after that date these lots will sell at \$600 per lot. They are located near the Sacred Heart Academy, and are the most desirable residence lots in the city for the price. If you desire something elegant, you should see me at once for I expect to close them all in the next few days. Any kind of terms; low rate of interest.

BUNGALOWS.

I am just beginning the erection of three bungalows near the Sacred Heart Academy. These bungalows will be as modern and up-to-date as any residence in the city and they will have five large spacious rooms, finished in natural wood, fine imported paper, massive electric light fixtures, porcelain bath, stationary washstand, toilet, hot and cold water connection throughout, large cellars, large porches in front with screen porch in the rear.

These homes compare favorably with other homes in the vicinity that sell from five to eight thousand dollars. Our price on these brand new bungalows is three thousand dollars on the installment plan if desired with low rate of interest.

If you desire a home in one of the best locations in the city that is modern in every respect at half its value, you should see these new bungalows as we expect to sell the entire three before they are completed.

BRUMMITT'S ADDITION.

I still have some choice lots in Brummitt's Addition, which I am offering very cheap at One Dollar down and One Dollar per week until paid. This is an excellent opportunity to get you a lot close in; very cheap and on excellent terms.

AN IDEAL HOME.

Located four blocks south of the Union depot, a brand new five-room house, with large spacious rooms, finished in natural wood, fine imported paper, massive electric light fixtures, fine porcelain bath, stationary washstand, toilet, hot and cold water connections, modern and up to date in every detail, large lot to alley. Located near school and street car line in good neighborhood. This is the greatest snap in real estate offered in Ogden recently. Only \$2,500, on easy terms, low rate of interest.

CHEAP LOTS.

An elegant lot on 30th street, near Wall avenue, lays nice and slightly. This lot is very cheap at \$300; any kind of terms.

MUST BE SOLD.

A GOOD seven-room brick house, pantry, closet and two porches, all newly painted and prepared, with two lots running back to an alley. Located about half block from Washington Avenue, in a desirable part of the city, only \$1,400 on the installment plan. This is one of the greatest bargains that I have had listed with me for many years.

A HOME FOR YOU.

A brand new four-room house, with large pantry, closets, porches, electric lights, papered in elegant style new, neat and up-to-date with deep lot running back to alley, located near school and street car line, four blocks south of Union depot; \$1,400, on easy terms, low rate of interest. This is something elegant and very cheap.

LOT ON BENCH.

One of the most elegant lots on the bench, located on a principal street, near several good residences. Lot 50x130 to an alley. This is a great snap at \$100 on any kind of terms at low rate of interest. This is something elegant, nice and slightly and very cheap.

J. J. BRUMMITT

Phone 771. 2374 Washington Ave.

The managers want to compel the critics to write only favorable notices. The contest began when the board of theatrical managers forbade the admission of one critic representing a special theatrical paper.

A report from Vinland, Conn., states that while Ed Chaffee, who runs a stage coach between Winsted and Sandistfield, Mass., was driving in a blinding snowstorm, a fox jumped on the seat beside him. The exhausted animal dropped to the bottom of the coach, and after about ten minutes' rest jumped out and disappeared. Reynard threw two bounds which had been chasing him off the scent when he jumped into the coach.

Mrs. Florence Kelley and Mrs. J. Borden Harriman of New York, and Miss Grace F. Ward, of Boston, were the only women on the program as speakers at the recent annual conference on child labor which was held in Boston. There is no woman among the officers of the national child labor committee, only two on the board of fifteen trustees and only four among the thirty-one members of the committee. In addition to the trustees, Solidarity, Ogden union, to provide artificial majorities in English elec-

For Sale By M. SKEEN CO.

FARM LANDS.

Seven and one-half acres of good land, close in, planted to fall wheat yielding three hundred bushels last year. Price \$1,100.00.

Twelve and one-half acres of choice land, close in, soil and water the very best, two small houses. Price \$4,500.00.

Choice farm of thirty-five acres situated on car line in the best location, highly improved; horses and cows, etc. Price reasonable.

Twenty-eight acres of good land, small house, bowing well, good beet and tomato land. Price \$2,000.00.

Thirty-six acre farm, highly improved, six room brick house cost \$3,000.00, four acres good orchard, fine soil, and good water. Price \$5,500.00.

Eight acres good land, small house and orchard. Price \$1,100.00.

Twenty acres of the very best beet and tomato land one mile from sugar factory. Price moderate.

Twenty acres, well improved, very best of soil, good water right. Price reasonable.

Eight acres in city limits. Good house and barn, fruit, etc., good water right. Price \$3,200.00.

Ten acres choice land, close in, very best of soil and water right. Price \$3,700.00.

Seventy acres of good farming land, good water right and close to car line and loading station. Price \$4,500.00.

Eight acres close in, 7-room brick house, good orchard, fine soil and water. Price \$3,500.00.

Three acres close to car line. Six room house, nice lawn and shrubbery, good barn, plenty of water. Price \$3,600.00.

Twenty-eight acres land, small house and orchard, water right. Price \$1,800.00.

Forty acre farm. New six room house, cost \$2,000.00, good water right thirty acres farming land, balance pasture. Price \$5,000.00.

One hundred sixty acres good land, fine barn, partly timothy and clover, highly improved, including implements, horses, cows, hogs etc. Price \$12,000.00.

Two hundred forty acres close to city which we will cut up to suit the purchaser. This land is adapted to fruit, hay, grain, beets and tomatoes. Come and let us show you over this tract and if you select a place we will give you good terms at easy rate of interest.

We have more too numerous to mention. Call in and let us show you our list as we can satisfy you, if you are looking for anything in the farm line.

CITY PROPERTY.

One six room brick house on Monroe Avenue. This house is new and up to date. A snap at \$1,200.00. Terms. Six room house two blocks from Washington Avenue. Large lot \$2,100.00.

Small brick house close in, best location in the city. Large lot, Price \$2,000.00.

One four room house, four blocks from depot, on street car line. Price \$1,200.00.

Four room modern house on Monroe Avenue. This house is new and up to date. A good buy at \$2,100.00. Terms.

We have fifty lots in a desirable location which we can sell very cheap. Now is the time to buy a lot for a home as property is going to advance in price.

M. SKEEN CO.

300 ECCLES BUILDING.

Deposit your rent

Here's a plan for keeping your rent money:

-----We have a small house and lot which you can buy for ordinary rent money.

-----A plan which will make you a property owner.

-----Property which is increasing in value every year.

WRIGHT

INVESTMENT CO.

2438 WASHINGTON AVENUE.

In 1784 280 of the guards were sent to vote as householders against Fox in the Westminster election. Upon that occasion the device failed, but it succeeded in an Irish election. The patron of a large Irish borough, finding that there was some uncertainty as to the return of his nominee, marched in a regiment of soldiers from their quarters at Loughrea and had them all elected freemen. Their vote put the victory of his candidate beyond doubt.

When Money Was No Object. Ashley—Come on into the nickle-deon with me.

Seymour—Say, you must be flush. Ashley—I am. I put \$2.50 in the savings bank a year ago, and I've just drawn my interest.—Chicago News.

HOMES AND COTTAGES.

1.—Beautiful modern home, 7 rooms, bath, toilet, electric lights, everything new. Lot 47x163. Only \$3000.

2.—New modern brick 2 story 7 room residence on Monroe, lot 40x150, 2 blocks to car. \$3550 easy terms.

3.—6 room stone house, 1-2 block to car, good barn, lot 45x132. On Madison. \$2500 terms.

4.—Two 6 room frame houses on Wash Ave. close in. Lot 50x150 if taken at once, the two \$3400. A snap

5.—6 room frame house, lot 33x150 on Wash Ave. close in. Bath, toilet, electric lights, sewer, water. \$2250. Another snap!

6.—4 room frame house, on 22nd St car line, close in. Lot 40x150 \$1800—\$1000 down, balance terms.

7.—5 room frame house, barn, 1-2 blk. to car line on Pingree Ave. Lot 50x150, \$1600 Terms.

8.—5 room frame house, barn, Pingree Ave. 1-2 blk. to car. \$1800—1000 down, balance terms.

FOR RENT.

1.—6 room house, unfurnished, barn fruit and shade trees in yard, 1-2 blk. to 25th St. car. \$22.00.

2.—3 room house, unfurnished, on 28th St. \$10.

3.—4 room house, furnished, on Jefferson, \$20.

4.—4 room house furnished, Jefferson and 25th \$20.

Also Utah, Fruit, Alfalfa, and Dairy Farms

STOCK RANCHES.

Buy a fruit or dairy farm! Where others have succeeded, so will you! 1.—12 acres, cultivated, some fruit for home use, 4 room frame house, good barn. Owner has to sell. Price \$3,000 cash.

2.—10 acre fruit farm, finest in the valley—6 room brick and frame house, good barn, one horse, one cow, wagons and implements, several hundred bearing fruit trees good water right, shade trees around house, flowers and shrubbery. One of our best buys! Price \$5000.

3.—42 1-2 acres, cultivated, 15 acres alfalfa, irrigated, 20 shares water, 2 room house, barn only \$2500, \$1000 down, balance easy terms. Sickness compels us to sell.

4.—70 acres alfalfa ranch, irrigated 6 room brick house, A No. 1 barn and adjoining property next listed. The two together would make some industrious parties an independent fortune in a few years. Price \$10,000 terms.

5.—34 3-4 acres, irrigated, 205 shares water, new 7 room brick house, 6 acres fruit of all kinds. Last year sold \$400 worth of grapes besides other fruit. Ideal ranch for dairy. One team of horses, 3 cows, implements and wagons included. 2 new horse and cow barns with loft for hay. Price \$9000 half down, balance terms.

6.—500 acres, cultivated, hay and grain ranch in Wyoming, 6 miles from O. S. L. R. R. Inquire.

7.—11,000 acres grazing land at \$250 per acre. If interested, investigate.

8.—160 acres first class land, irrigated, 60 cultivated, near Malad, Idaho. Will exchange for city property or fruit farm. If you have something to trade call.

9.—200 acres improved land in Idaho, best dairy ranch in the state. Two good houses, barns, corrals, independent water, all raises best kind of hay. One team of horses, 3 cows, wagons and implements go with the place. Will exchange for home or fruit farm close to Ogden. See us about this.

You will have a permanent income if you will invest your money in a ranch, fruit, dairy or alfalfa farm. Come in and see our full list.

A six-room Bungalow on a 50-foot corner lot; this week for \$200.00 cash and \$25.00.00 per month. This property rents for \$20.00, making it cost you only \$5.00 per month above rent. This is a gift for some one. It's new and modern.

Two five-room houses on the car line on payments like rent.

Lots almost anywhere on easy terms. Money to build.

W. B. Wedell
AT THE OLD STAND.

J. C. Nye
Room 516 First Nat'l Bk. Bldg.

Buys and Sells
REAL ESTATE
Loans Money

Writes
Fire Insurance
—in—
Old Reliable Companies

Notary Public

Office Room in First National Bank Bldg. For Rent. See Me.

S. S. Smith
Room 314, First Nat. Bank Bldg. Phones: Ind., 207; Bell 193-Y.

When Money Was No Object. Ashley—Come on into the nickle-deon with me.

Seymour—Say, you must be flush. Ashley—I am. I put \$2.50 in the savings bank a year ago, and I've just drawn my interest.—Chicago News.

One five room and one six room house; close in; furnished, each, \$30.00.

Good suburban home, 14 acres, in city limits. Good 5-room house; fine barn and plenty of chicken buildings; 3 acres of assorted fruit, including every variety grown in Utah; 9 acres of lucern \$4,500.00.

Fine Fruit Orchards a specialty, 20 of them ranging in price from \$2,000 to \$20,000

FOR RENT.
A six room house, close in, \$17.50.

One five room and one six room house; close in; furnished, each, \$30.00.

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STORES PREPARE FOR BIG TRADE

Extensive Improvements Induce Optimistic Anticipations of Heavy Business.

In preparation for what is expected to be the biggest spring and summer season in the history of the store, the local firm of W. H. Wright & Sons Company has recently completed improvements and renovations on the big store that will not only greatly improve the general appearance of the store, but will materially add to the convenience and comfort of patrons and will also increase the selling space of the firm to a large extent.

Starting in on the basement, the firm has torn out the old stock rooms formerly located there and after completely changing the general aspect of the place and providing more light, has added to the floor space in this floor alone by at least two-thirds. Where formerly nothing but crockery and tinware was handled on this floor all the bedding, carpets, upholstery and curtains have now been added to the basement stock, making an attractive display that has never been equaled in goods of this kind in Ogden. In addition to this, a large, well lighted room to the west is used by a department, the existence of which is unknown to probably more than half the patrons of the store. This is the mail order department, employing four people constantly, and by means of which the firm sends goods into Wyoming, Idaho, Colorado and all parts of Utah. The business done in this department alone is a not inconsiderable factor on the books of the concern.

On the street floor the most no-

"1910 Will be Banner Year in OGDEN Real Estate Market"

THIS IS the slogan that is being used extensively by the "boosters" of Ogden at the present time. Real Estate is in big demand and the price is going to advance. Conditions point to a very prosperous year in real estate and business circles.

Ogden is growing. Read the real estate snaps on this page

REAL ESTATE DEALS OF THE PAST WEEK

In real estate circles of the city the most significant deal during the week was that of John H. Hamner who has an option on the building and grounds occupied by J. Kertz at 310 Twenty-fifth street. The amount involved is \$14,000, and it is a question of only a short time when the sale will be perfected. Mr. Hamner does not anticipate making early improvements on the property, as the present building is under a lease that will not expire for some time.

John McCready is erecting a fine residence on Twenty-third street, between Washington and Adams avenues.

J. W. Overton is constructing two dwelling houses on Thirtieth street, between Pacific and Wall avenues, that will cost \$2,000 each. The build-

For Sale

17 acre Apple Orchard; full bearing trees and well improved; good water right. Near Ogden on street car line. \$13,500.00.

5 acres three years old Peach Orchard; in fine orchard district, water right. \$2,000.00

Elegant 6-room modern pressed brick residence in fine neighborhood. \$5,000.00.

We have some elegant homes and fine orchards for sale. Call and see us.

Kelly & Herrick

ings will be ready for occupancy in ninety days.

On Gramercy avenue, between Twenty-fifth and Twenty-sixth streets, Myron P. Cooley is building a \$1,000 residence. It will be completed in 90 days.

John S. Houtz has plans drawn for a residence in the Eccles addition, between Twenty-fifth and Twenty-sixth streets and Jackson and Van Buren avenues, that will cost \$10,000.

BITS OF INFORMATION.

London has 1116 registered clubs. The world's largest incubator is in Australia, where it is used to hatch 11,400 ducks'